

**CI Canadian REIT Fund (Series A units)
May 3, 2024**

This document contains key information you should know about CI Canadian REIT Fund (the "fund"). You can find more detailed information in the fund's simplified prospectus. For a copy, ask your representative or contact CI Global Asset Management at 1-800-792-9355 or service@ci.com, or visit our website at www.ci.com.

Before you invest in any fund, you should consider how it works with your other investments and your tolerance for risk.

Quick facts

Fund code:	CAD ISC: 95803; DA019; DSC: 95800;	Fund manager:	CI Global Asset Management
Date series started:	June 07, 2010	Portfolio manager:	CI Global Asset Management
Total value of fund on March 31, 2024:	\$65.08 million	Distributions:	Each month; excess income and/or capital gains (if any), each December
Management expense ratio (MER):	2.37%	Minimum investment:	\$500 initial / \$25 additional

What does the fund invest in?

The fund invests primarily in real estate investment trusts ("REITs"), equity securities of corporations carrying on business in the real estate sector and debt or convertible debt issued by REITs and real estate corporations. The fund may invest up to 30% of the net asset value in equity securities and convertible debentures of non-Canadian REITs and corporations carrying on business in the real estate sector, so long as such securities are listed or quoted on a major North American exchange. At the Fund Manager's discretion, the fund may be invested entirely in cash or cash equivalents.

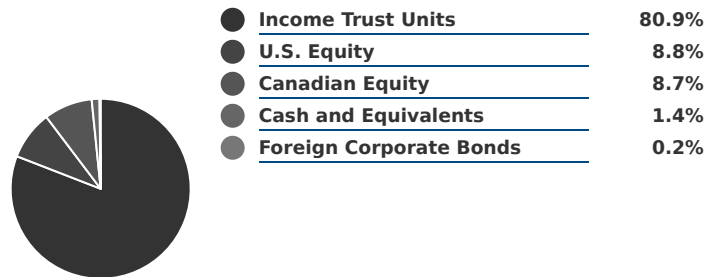
The charts below give you a snapshot of the fund's investments on March 31, 2024. The fund's investments will change.

Top 10 investments (March 31, 2024)

1. Chartwell Retirement Residences	5.5%
2. Granite REIT	5.5%
3. RioCan REIT	5.5%
4. Boardwalk REIT	5.5%
5. Dream Industrial REIT	5.5%
6. Killam Apartment REIT	5.3%
7. Canadian Apartment Properties REIT	5.2%
8. First Capital REIT	5.0%
9. InterRent REIT	4.8%
10. Minto Apartment REIT	4.5%

Total percentage of the top 10 investments	52.1%
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Total number of investments	36
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Investment mix (March 31, 2024)

How risky is it?

The value of the fund can go down as well as up. You could lose money.

One way to gauge risk is to look at how much a fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

Risk rating

CI Global Asset Management has rated the volatility of this fund as **medium**.

Generally, the rating is based on how much the fund's returns have changed from year to year. It doesn't tell you how volatile the fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the fund's returns, see the "What is a Mutual Fund and What are the Risks of Investing in a Mutual Fund?" and "Specific Information About Each of the Mutual Funds Described in this Document" sections of the fund's simplified prospectus.

No guarantees

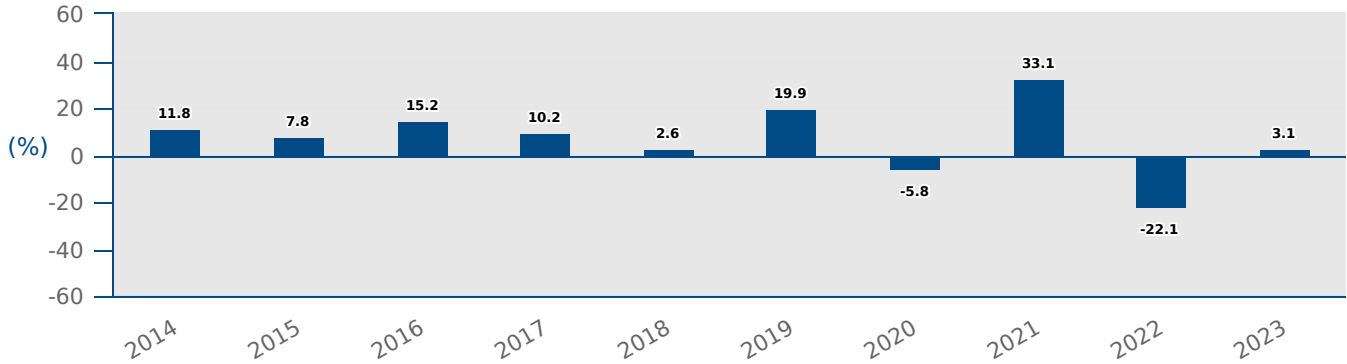
Like most mutual funds, this fund doesn't have any guarantees. You may not get back the amount of money you invest.

How has the fund performed?

This section tells you how Series A securities of the fund have performed over the past 10 calendar year(s). Returns are after expenses have been deducted. These expenses reduce the fund's returns.

Year-by-year returns

This chart shows how Series A securities of the fund performed in each of the past 10 calendar year(s). This fund series dropped in value in 2 of the last 10 calendar year(s). The range of returns and change from year to year can help you assess how risky the fund has been in the past. It does not tell you how the fund will perform in the future.



Best and worst 3-month returns

This table shows the best and worst returns for Series A securities of the fund in a 3-month period over the past 10 calendar year(s). The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best return	15.0%	January 31, 2023	Your investment would be \$1,150.
Worst return	-21.9%	March 31, 2020	Your investment would be \$781.

Average return

As at March 31, 2024, a person who invested \$1,000 in Series A securities of the fund 10 years ago has \$1,839. This works out to an annual compounded rate of return of 6.3%.

Who is this fund for?

This fund may be suitable for you if you:

- Are seeking a growth fund investing in the real estate sector
- Have a long-term investment horizon; and
- Are prepared for a medium level of risk.

A word about tax

In general, you'll have to pay income tax on any money you make on a fund. How much you pay depends on the tax laws of where you live and whether you hold the fund in a registered plan, such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

Keep in mind that if you hold your fund in a non-registered account, fund distributions are included in your taxable income, whether you get them in cash or have them reinvested.

How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell Series A securities of the fund. The fees and expenses — including any commissions — can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

1. Sales charges

You can only buy Series A securities of the fund under the initial sales charge option. However, you can switch to Series A securities of the fund under the deferred sales charge option if such option is available and you are switching from securities held under such option. The deferred sales charge schedule will be based on the date you bought the first fund, and the rates and duration of such schedule shall continue to apply.

What you pay		How it works
in percent (%)	in dollars (\$)	
Initial sales charge		
0 to 5.0% of the amount you buy	\$0 to \$50.00 on every \$1,000 you pay	<ul style="list-style-type: none"> You and your representative decide on the rate. The initial sales charge is deducted from the amount you buy. It goes to your representative's firm as a commission.

2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the fund series' returns. As at December 31, 2023, the total fund series' expenses were 2.41%. This equals \$24.10 for every \$1,000 invested.

	Annual rate (as a % of the fund series' value)
Management expense ratio (MER) This is the total of the fund series' management fee (which includes the trailing commission), administration fee, and Certain Fund Costs.	2.37%
Trading expense ratio (TER) These are the fund's trading costs.	0.04%
Fund expenses	2.41%

Effective April 16, 2021, the fund pays a fixed rate administration fee of 0.13% and Certain Fund Costs, in lieu of operating expenses, as set out in the fund's simplified prospectus.

More about trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own the fund. It is for the services and advice that your representative and dealer provide to you.

CI Global Asset Management pays the trailing commission to your representative's firm. It is paid from the fund's management fee and is based on the value of your investment. The rate depends on the sales charge option you hold.

The deferred sales charge trailing commission rate changes to the initial sales charge trailing commission rate upon completion of your deferred sales charge schedule.

Sales charge option	Amount of trailing commission	
	in percent (%)	in dollars (\$)
Initial sales charge	1.00% of the value of your investment each year.	\$10.00 each year on every \$1,000 invested.
Standard deferred sales charges	0.60% of the value of your investment each year.	\$6.00 each year on every \$1,000 invested.

3. Other fees

You may have to pay other fees when you buy, hold, sell or switch securities of the fund.

Fee	What you pay
Short-term trading fee	Up to 2% of the net asset value of the securities you redeem, if we determine that you have engaged in inappropriate short-term trading, which may occur if you sell or transfer your securities within 30 days of buying them. This fee goes to the fund.
Transfer fee	Your representative's firm may charge you up to 2% of the net asset value of securities you switch to another fund.
Reclassification fee	If you are switching Series A securities to a different series of securities of the same fund, you may have to pay to us a reclassification fee if you hold your securities under a deferred sales charge option. The fee is equal to the redemption fee you would pay if you sold such securities.

What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual funds securities within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, Fund Facts document or financial statements contain a misrepresentation. You must act within the limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

For more information

Contact CI Global Asset Management or your representative for a copy of the fund's simplified prospectus and other disclosure documents, which have more detailed information. These documents and the Fund Facts make up the fund's legal documents.

CI Global Asset Management

15 York Street, Second Floor
Toronto, Ontario, Canada
M5J 0A3

Toll Free: 1 (800) 792-9355
Email: service@ci.com
www.ci.com

To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at www.securities-administrators.ca.

CI Global Asset Management is a registered business name of CI Investments Inc.